

AN ORDINANCE 2006-06-01-0670

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

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WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of Lot 1, Block 3, NCB 3160 from "I-2" General Industrial District to "IDZ" Infill Development Zone with uses permitted in the "R-4" Residential Single Family District and "C-1" Commercial District.

SECTION 2. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 3. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 4. This Ordinance shall become effective on June 11, 2006.


PASSED AND APPROVED this 1st day of June, 2006.

ATTEST:


City Clerk


M A Y O R
PHIL HARDBERGER

APPROVED AS TO FORM:


For City Attorney

Agenda Voting Results

Name: Z-12.

Date: 06/01/06

Time: 07:41:12 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2006088 (District 5): An Ordinance changing the zoning district boundary from "I-2" General Industrial District to "IDZ" Infill Development Zone District with uses permitted in "R-4" Residential Single-Family District and "C-1" Commercial District on Lot 1, Block 3, NCB 3160, 1615 South Brazos Street as requested by City of San Antonio, Applicant, for Maria Garcia, Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2	Not present			
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4	Not present			
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR PHIL HARDBERGER	MAYOR	Not present			

CASE NO: Z2006088

Staff and Zoning Commission Recommendation - City Council

Date: June 01, 2006

Zoning Commission Meeting Date: May 02, 2006

Council District: 5

Ferguson Map: 616 B7

Appeal:

Applicant:

City of San Antonio

Owner:

Maria Garcia

Zoning Request: From "I-2" General Industrial District to "IDZ" Infill Development Zone District with uses permitted in "R-4" Residential Single-Family District and "C-1" Commercial District

Lot 1, Block 3, NCB 3160

Property Location: 1615 South Brazos Street

Southwest corner of Angela Street and South Brazos

Proposal: Convert commercial property for residential use (flexibility for possible future commercial use)

Neighborhood Association: None

Neighborhood Plan: None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is currently a vacant commercial structure located on the northwest corner of South Brazos Street (a collector street) and Angela Street (a local residential street). The current zoning is inappropriate given its location adjacent to single-family residential and current light and medium commercial uses. The zoning to the west is R-4 with existing single-family residential and I-2 zoning along Laredo Street with existing commercial uses. The property owner is requesting the IDZ overlay with uses permitted in R-4 and C-1 in order to reside on at the property and also have the flexibility to operate a commercial use there in the future.

The proposed residential and low-intensity commercial use request is appropriate at this location. The properties along Laredo Street are commercial in nature and adjacent to a single-family residential neighborhood. Additionally, the IDZ designation would provide the property owner some flexibility should she decide to undertake renovation on this property.

This case has been brought forth by Councilmember Radle as part of a large-area rezoning. In Summer 2006, staff will undertake rezoning of area bound by South Brazos Street to the east; Frio City Road to the south; Zarzamorra Street to the west and South Laredo Street to the north in order to zone the residential and commercial properties appropriately.

The subject property was zoned L under the 1938 code. It was subsequently converted to I-2 under

CASE NO: Z2006088

Staff and Zoning Commission Recommendation - City Council

provisions of 2001 UDC.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Rudy Nino, Jr. 207-8389

VOTE

FOR	10
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2006088

ZONING CASE NO. Z2006088 – May 2, 2006

Applicant: City of San Antonio

Zoning Request: "I-2" General Industrial District to "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single Family District and "C-1" Commercial District.

Jose Aguirre, 2403 Westwood Drive, stated he is proposing to convert the existing commercial use to residential use.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Rodriguez and seconded by Commissioner Gadberry to recommend approval.

1. Property is located on Lot 1, Block 3, NCB 3160 at 1615 South Brazos Street.
2. There were 21 notices mailed, 0 returned in opposition and 2 in favor.
3. Staff recommends approval.

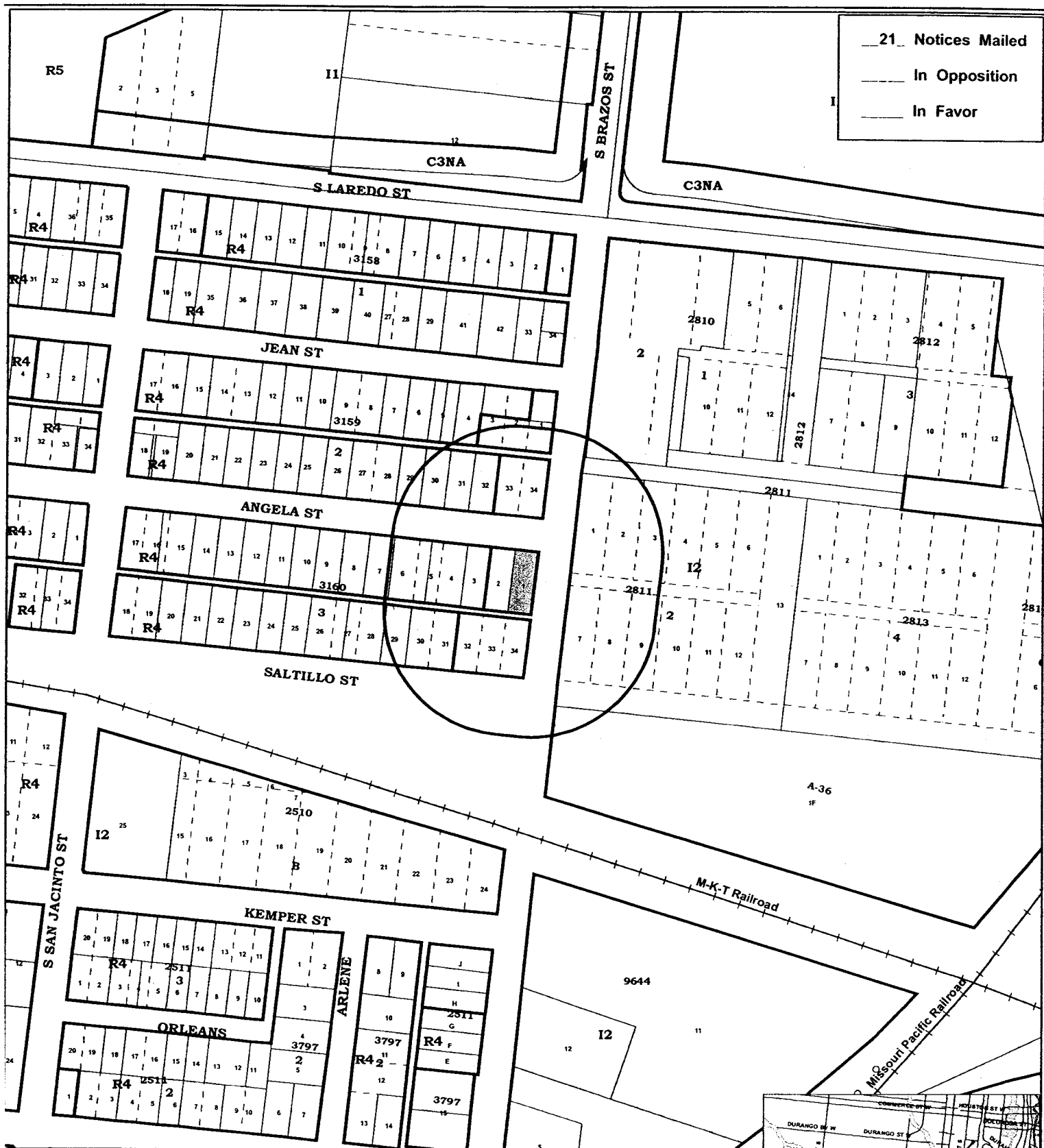
AYES: Avila, Robbins, Rodriguez, Gadberry, Sherrill, Wright, Martinez, Stribling, Gray

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING CASE: Z2006-088

City Council District No. 5
Requested Zoning Change
From "I-2"
To "IDZ"

Date: June 1, 2006

Scale: 1" = 200'

Subject Property

200' Notification



C:\Apr_4_2006

